This Instrument Prepared By:
Legacy Law Group, PC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20150079729 DEEDWARR
Recvd: 09/18/15 14:41 3 pgs
Fees:17.00 Taxes:0.00
20150918-0095189

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| JENNIFER J. COLLINS, Trustee<br>JENNIFER J. COLLINS REVOCABLE LIVING TRUST<br>dated November 17, 2011<br>2525 Ridgewood Drive<br>Nashville, TN 37215 | SAME | Map: 144-6<br>Parcel: 34<br>FH 07912 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

Tanya Spiller
AFFIANT

BRENDAN K. EASTERDAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 1, 2019

Sworn to and subscribed before me this 27th day of August, 2015.

Notary Public

My Commission Expires: _____

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JENNIFER J. COLLINS, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JENNIFER J. COLLINS, Trustee of the JENNIFER J. COLLINS REVOCABLE LIVING TRUST, dated November 17, 2011.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the

title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 27th day of August, 2015.

By: _____
JENNIFER J. COLLINS

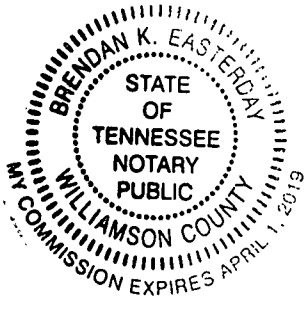
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNIFER J. COLLINS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 27th day of August, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/19



## Exhibit A

## Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Reserved Parcel No. 2 and a part of Reserved Parcel No. 1 on the plan of the Reserved parcels No. 1 and 2 and Lot No. 13, Section Two, Chickering Park, of record in Book 3842, page 125, Register's Office for said County, described according to an April 10 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, a follows:

BEGINNING at an iron pin at the southwesterly corner of Lot No. 13 as shown on said plat; thence, with the southerly line of Lot No. 13, N 60° E 275.0 feet to an iron pin at the southwesterly corner of Lot No. 12 of said subdivision; thence, with the southerly line of said Lot No. 12 S 85° 30' E., 192.0 feet to an iron pin at the northwesterly corner of Lot No. 10, of said subdivision; thence S 14° 24' E. 373.6 feet to a point; thence, S 83° 50' W. 118 feet to a point; thence, northwardly, with the margin of a 30 foot right of way 20 feet to a point; thence, S 83° 50' W. 466.0 feet, more or less to an iron pin at the westerly corner of Reserved parcel No. 1 and the easterly line of the Dortch Oldham Property (Book 4539, page 708, said Register's Office); thence, with Oldham's easterly line, N 5° 55' E. 292.8 feet to the point of beginning, containing 4.2 acres more or less.

The above description is the same as in the previous deed of record.

Being the same property conveyed to Jennifer J. Collins by Quitclaim Deed of record from B. Tom Collins, in Instrument No. 20040318-0031050, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 2525 Ridgewood Drive, Nashville, TN 37215.